



Bright View Engineering

Moving you forward

August 18, 2023

VIA (E-MAIL CChrusz@twp.montgomery.nj.us)

Ms. Cheryl Chrusz
Planning Coordinator
Montgomery Township Planning Board
100 Community Drive
Skillman, New Jersey, 08558

**Re: Sharbell Building Company, LLC
Amended Site Plan – Proposed Planned Residential Development
Block 28009, Lots 1-3; Village Drive
Bright View Project No.: 232754**

Dear Ms. Chrusz:

Bright View Engineering has had the opportunity to review the following documentation with regard to the above referenced project:

- Site Plans entitled “Amended Preliminary and Final Major Site Plan for Sharbell Building Company, LLC, Proposed Planned Residential Development” prepared by Dynamic Engineering Consultants, PC, dated May 17, 2023, 82 sheets
- Architectural Plans entitled “Preliminary and Final Site Plan Submission, Montgomery Crossing” prepared by Minno & Wasko, dated June 23, 2023, 9 sheets

Project Summary

The proposed project consists of eliminating the previously approved 40 unit apartment building to be located on the north side of Village Drive with two, 10 unit townhouse buildings. Access to the proposed townhouses will be provided via two full movement driveways to Village Drive, at the same location as the previously approved apartment building.

With regard to the above referenced documents, Bright View Engineering offers the following comments:

70 South Orange Avenue, Suite 109
Livingston, New Jersey 07039

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068



Traffic Impact Study

- 1) The previous approval for this portion of the site was for a 40 unit apartment building, which based on 11th Edition estimates will generate 16 trips in the morning peak hour, 20 trips in the evening peak hour, and 270 trips on a daily basis. The proposed 20 unit stacked townhouses will generate 8 trips in the morning peak hour, 10 trips in the evening peak hour, and 135 trips on a daily basis. Since the current proposal will generate less trips than the previous approval for this portion of the site, the conclusions drawn in the prior traffic study for the project are still appropriate and this office does not believe an updated traffic impact study is required.
- 2) Since a new traffic study has not been prepared, we recommend testimony be provided confirming that the roadway improvements undertaken for the project remain the same with the reduction in intensity of this portion of the site.

Site Plan

- 3) The proposed townhouse units include a one car garage and one car driveway for each unit plus a total of 16 surface parking spaces for a total proposed parking supply for this portion of the development of 56 spaces. As per RSIS, 47 parking spaces are required (2.3 spaces per 2 bedroom unit and 2.4 spaces per 3 bedroom unit) with a minimum of 10 spaces (0.5 spaces per unit) available for visitors. The proposed parking complies with these requirements.
- 4) The proposed access to Village Drive is located in the same position / configuration as the previously approved apartment building and is acceptable to this office.
- 5) The site plans include large vehicle turning templates for a fire truck and garbage truck and are acceptable to this office.
- 6) We recommend testimony be provided regarding how trash and deliveries will be handled for the proposed townhouses. Are delivery vehicles anticipated to park on Village Drive to deliver packages to the proposed townhouses?

I trust this information will assist the board in its review of this application. If you have any questions, please feel free to contact me at 908-421+4674 or via email at JFishinger@BVEngr.com.

Sincerely,
Bright View Engineering


Joseph A. Fishinger, Jr., P.E., P.P., PTOE
Director of Traffic Engineering

[https://bvengr.sharepoint.com/sites/bvengr/proj/232754-Montgomery-SharbellAmendedSitePlan/3--Correspondence/Review Letter 1.docx](https://bvengr.sharepoint.com/sites/bvengr/proj/232754-Montgomery-SharbellAmendedSitePlan/3--Correspondence/Review%20Letter%201.docx)

70 South Orange Avenue, Suite 109
Livingston, New Jersey 07039

C: (732) 236-7557 T: (973) 228-0999 F: (201) 753-3904
BrightViewEngineering.com

P.O. Box 99
Roseland, NJ 07068